United States Bankruptcy Court Middle District of Pennsylvania

In re: Case No. 17-02721-HWV
Angela Anessa Jamerson Chapter 13

Debtor

CERTIFICATE OF NOTICE

District/off: 0314-1 User: AutoDocke Page 1 of 2
Date Rcvd: Apr 26, 2022 Form ID: pdf010 Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol Definition

Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS

regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Apr 28, 2022:

Recipi ID Recipient Name and Address

4940333 + VA MORTGAGE GUARANTEE, DEPT VETS AFFAIRS, REGIONAL LOAN CENTER, 1240 EAST NINTH STREET, CLEVELAND,

OH 44199-9904

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Apr 28, 2022 Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on April 26, 2022 at the address(es) listed below:

Name Email Address

Alexandra Teresa Garcia on behalf of Creditor Pacific Union Financial LLC ecfmail@mwc-law.com, ecfmail@ecf.courtdrive.com

Andrew L Spivack

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper andrew.spivack@brockandscott.com

wbecf@brockandscott.com

Andrew L Spivack
on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper et al andrew.spivack@brockandscott.com,

wbecf@brockandscott.com

Brian Nicholas
on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bnicholas@kmllawgroup.com

Christopher A DeNardo
on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper logsecf@logs.com cistewart@logs.com;cdenardo@logs.com

District/off: 0314-1 User: AutoDocke Page 2 of 2
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Dorothy L Mott

on behalf of Debtor 1 Angela Anessa Jamerson DorieMott@aol.com

karagendronecf@gmail.com;mottgendronecf@gmail.com;ecf.mottgendron@gmail.com;bethsnyderecf@gmail.com;ecf.mottgendron@gmail.com;

on@gmail.com

Jack N Zaharopoulos (Trustee)

TWecf@pamd13trustee.com

James Warmbrodt

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper et al bkgroup@kmllawgroup.com

James Warmbrodt

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmllawgroup.com

Kara Katherine Gendron

on behalf of Debtor 1 Angela Anessa Jamerson

karagendrone cf@gmail.com; doriem ott@aol.com; bethsnydere cf@gmail.com; mottgendrone cf@gmail.com; ecf.mottgendron@gmail.com; acf. mottgendrone cf@gmail.com; cf.mottgendrone cf. mottgendrone cf. mottgendrone

1.com

Kevin S Frankel

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper et al pa-bk@logs.com

Kristen D Little

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper logsecf@logs.com cistewart@logs.com

Mario J. Hanyon

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper wbecf@brockandscott.com mario.hanyon@brockandscott.com

Rebecca Ann Solarz

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmllawgroup.com

United States Trustee

ustpregion03.ha.ecf@usdoj.gov

TOTAL: 15

IN THE UNITED STATES BANKRUPTCY COURT FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE: **CHAPTER 13**

ANGELA ANESSA JAMERSON

Debtor CASE NO. 1:17-bk-02721

ANGELA ANESSA JAMERSON

Movant

Nationstar Mortgage LLC d/b/a Mr. Cooper; :

Dept. of Veteran Affairs: and

v.

Jack N. Zaharopoulos, Esquire Trustee

Respondents

ORDER

Upon consideration of Debtor's Motion to Sell Real Estate and it appearing that no Objection or Answer was filed to the Motion by the time set forth in an Order, good reason appearing therefore, no objections appearing thereto,

IT IS HEREBY ORDERED AND DECREED that Federal Bankruptcy Rule 6004(g) is not applicable, and the real property may be sold and purchased immediately upon entry of Order of Court approving same and that the sale of real estate at 154 Spring Meadows Road, Manchester, PA 17345 to Michele McCleary for \$385,000.00 is approved and distribution of the proceeds as set forth below shall be permitted:

- 1. Payment of all closing costs for which Debtor is liable.
- 2. Payment of attorney's fees in the amount of \$3,500.00 to Mott & Gendron Law.
- 3. Payment of any and all other miscellaneous fees involved with the sale.
- 4. Payment in full of the first mortgage, subject to mortgagee's pay off; and payment in full of any other valid liens and mortgages. Further, Debtor agrees that Respondent's lien shall be paid in full from the closing proceeds, pursuant to a new payoff quote obtained prior to and good through the closing date; No short sale will be allowed without Respondent's approval; and Debtor shall have ninety (90) days from entry of the Order to sell the Real Property.
 - 5. Payment in full of York County Tax Claim Bureau real estate taxes, if any.
- 6. If there are net proceeds remaining due and owing to Debtor after paying all the costs, fees and liens, set forth in the preceding paragraphs, then the remaining balance, if any, shall be distributed to the Debtor, up to the amount of their exemptions in said property, i.e. \$23,675.00
 - 7. Any remaining net proceeds due to the Debtor, after paying all the costs, fees, and

liens, set forth in the preceding paragraphs, shall be paid to the Chapter 13 Bankruptcy Trustee, to be applied to the amount due pursuant to Debtor's Plan.

By the Court,

Henry W. Van Eck, Chief Bankruptcy Judge

Dated: April 21, 2022